

**Trumbull High School Building Committee**  
**MINUTES**  
**April 14, 2010**

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**Call to Order:** The Chair, Mr. Nugent called the meeting to order at 7:03 p.m.

**Present:** Ms. Bivona, Mr. Doyle (arrived at 7:15 p.m.), Mr. Jenkins, Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch (arrived at 7:29 p.m.), Mr. Ronnow and Ms. Timpanelli.

**Absent:** Mr. Chmielewski, Ms. Flynn.

**Also Present:** A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Bill Ayles of JCJ and Ms. Julie Norris of JCJ, Brian Holmes of O&G, and Randy Swinford.

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**Approval of Minutes:** Moved by Mr. Ronnow and seconded by Ms. Bivona to approve the 03-24-10 meeting minutes as submitted. Vote: Motion passed 6-0-2 (Jenkins and McCabe abstained).

**Owner's Rep. Update:**

Mr. A. Barbarotta reported they had received the bid approval and will be going out to bid. O&G and JCJ will prepare the bid docs and will go out to bid next week, (the week of 4-19-10). The auditorium, swing space, m-wing swing space and boiler room will be completed on schedule. There are some complicating factors with regard to the like-new-status that have come up, they are as follows:

- The question of the prior addition's effect on the total sq. footage.
- The modulars effect on the whole project.
- The decrease in numbers from the original EDO-49. This will necessitate an EDO-49R. The project was \$73 million and now is \$68 million.

Mr. Burgess stated during the review process with the state, the renovate-as-new status was brought into the discussion many times, there were many exchanges of ideas and suggestions as to what would need to be done to meet the renovate-as-new status. Mr. Burgess commented that was a very positive indication.

**Architect's Update:**

Ms. Norris reviewed the color/design boards with the Building Committee in detail. The finishes for the rest of the building were based upon the auditorium design. Also a key factor to work with was the existing terrazzo floors, which are dark gray. The VCT is white in every classroom, house colors will be delineated on the signage. A brick red color will be used as an accent throughout the building as well as the school color, (black and gold). The administrative area has no brick red used; it is mainly a subdued gold and neutrals. The main area of the school will have a light face.

The stairwells as previously discussed can not be painted; they have been coated and will resist any topcoat. They will use color stair treads and will paint the handrails. Mr. Burgess suggested alternating the colors of the stair treads, and a pop of color with the stair stringer.

Mr. Barbarotta suggested that sandblasting the stairwell walls, which would allow them to be painted. Mr. Meisner suggested that the acoustics in the stairwells should be corrected. Mr. Barbarotta noted that there had been a coating on the ceiling which enhanced the acoustics, but had been removed due to asbestos. Mr. Holmes noted that the project has two weeks for addendums.

Ms. Norris discussed FF&E. All teacher desks need to be replaced in order to meet ADA code and a student work station will be added to each classroom. These two items are also necessary to meet the like-new-renovation status. Ms. Norris explained the whole school will not have new furniture, much will be reused. FF&E does have to be reviewed by the state and will need approval by the state to go out to bid. JCJ has been working with departments and compiling lists. Ms. Norris stated that many items are currently ergonomically designed and will either go out to bid or use state contract items. They will not be able to use the state contract items for everything.

JCJ will receive and oversee that everyone is doing their jobs with regards to the FF&E. There will be six (6 phases of delivery). JCJ will prepare the schedule for delivered furniture and will be on-site every time. JCJ will receive from the dealer and will sign for it; this is inclusive in JCJ's fee. The Chair noted that they had hired an individual to receive and oversee/coordinate all deliveries on previous portions of the THS renovation. JCJ has made it a point to include the FF&E coordination in their fee, many towns do not hire such a coordinator and it can be a problem for the project. This is JCJ's forte and is within their scope. The auditorium seats and curtains have already been ordered. FF&E is defined as items which are not bolted to walls of the project. (Other than library shelves or other shelves bolted).

In response to a question from Mr. Lemay, Ms. Norris confirmed that task lighting (an FF&E) item) does achieve LEED points, LEED schools requires a certain portion of furniture to achieve LEED points.

#### Construction Manager Update:

Mr. Swinford reported that this portion of the project is 65% complete, the steel curtain is a little behind schedule, but will not impact the overall schedule. The auditorium is on schedule and is confident will remain so. The swing space will require no hiccups in order to stay on schedule; there is a lot of work to be done within three (3) months. The critical path items will be in place for the school to open in September. The very important items are lighting safety issues, entrance and egress. If there are hiccups to the schedule, the consequences are that the students will remain in the classrooms for a month into the school year and then move to the swing space.

Mr. Swinford reviewed the Cost Accounting Report with the Building Committee. There is \$435,000 in funds available; the change orders for the project are at .5% to date. Based

upon prior experience they expect to spend approximately \$300,000 of the \$435,000 in the next few months.

#### PCO'S

Mr. Doyle moved, seconded by Ms. Timpanelli to approve PCO #20 in the amount of \$4,349.00 representing – Modern- relocation of duct at rear of stage. More bends in the ductwork were added to the project, this was additional to the scope to the design, and it was part of the return air duct of the soffit.

Vote: Motion passed unanimously.

Mr. Ronnow moved, seconded by Ms. Bivona to approve PCO #21 in the amount of \$1026.00 representing, Modern- rework return air duct from RAHU-2 lobby.

Vote: Motion passed unanimously.

Mr. Swinford reviewed future potential PCO's items:

- Unsuitable soil - 2/3 of the auditorium work had been paid for to date. There is 1/3 of unsuitable soil on the left side that still needs to be addressed. They anticipate it to be approximately \$8,000.
- Additional masonry, O&G will discuss with JCJ (course and half around the parapet) O&G will report back on this item.
- The greenhouse and fuel tank area demolition, this was originally in Phase II, but want to include it in Phase I, this will make sure the fuel tank is set up for the boilers, a permanent feed to the boilers. The caulking of the green house tested hot for asbestos, this will have to be an abatement demolition.

Mr. J. Barbarotta added that there was no asbestos under the gym floor, which is very good news for the project. The state required this area to be tested during the review process.

Mr. Swinford reported on the Monthly Progress Report-Phase I Construction as follows:

- CT Masonry is clearing up and starting to demobilize.
- Greenwood Roofing is finishing up on the perimeter flashing and preparing for the installation of metal panels.
- Acoustics, Inc. is installing hangers for the auditorium clouds and finishing on the densglass and metal stud framing.
- Modern Mechanical is continuing with the installation of piping on the roof, controls in the boiler room and ductwork in the auditorium.
- ECI is continuing on rough-in work and laying out for Auditorium and stage lighting.

O&G suggested that the building committee meet on site next month. The bidders will be charged \$350.00 per set of bid documents. The bids are expected back by May 13<sup>th</sup>. It may be extended a week, it does take a couple of days to review the bids. The Town

Council will need to approve the alternates. It may be necessary to request a special meeting of the Town Council in order to approve the alternates on May 27<sup>th</sup> or June 3<sup>rd</sup>. Mr. A. Barbarotta will contact the Chairman of the Town Council. To request a special meeting.

Invoice Approvals:

Mr. Ronnow moved, seconded by Mr. McCabe to approve JCJ Invoice #18 in the amount of \$11,450.55. Vote: Motion passed unanimously.

Ms. Bivona moved, seconded by Mr. Jenkins to approve the AFB Application #21 in the amount of \$13,100 (monthly invoice). Vote: Motion passed unanimously.

Mr. Jenkins moved, seconded by Mr. Ronnow to approve the O&G Ind. Application #9 in the amount of \$1,146,716.00. (Certified by JCJ) Vote: Motion approved unanimously.

Ms. Timpanelli moved, seconded by Ms. Bivona to approve the CT Materials Testing Lab invoice # 2010-355 dated 3/26/10 in the amount of \$6,745.00 representing the testing of rebar, concrete and steel. AFB recommends payment. There is not a lot of special testing left to be done, this portion is winding down. Vote: Motion passed unanimously.

By unanimous consent the Trumbull High School Building Committee agreed the next scheduled meeting would be on Wednesday May 12, 2010 at 7:00 p.m. (at the High School if available) and on Wednesday May 26, 2010 at the Helen Plumb Building at 7:00 p.m.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 8:24 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk